

REAL ESTATE NEWS NOTES AND GOSSIP

**Town Buys Cluett Building—
Apartment on West End
Ave. Quickly Resold.**

\$400,000 APARTMENT DEAL

**Lenox Hill Restricted Section
Shows Great Activity—
Diver House Sold.**

Frederick Brown, who has speculated heavily and successfully in the commercial district north of Twenty-third street during the last few weeks, extended his operations in that section yesterday by buying the eleven story Cluett Building at 18 and 22 West Eighteenth street from George Sturgard of Cincinnati, who has held it at \$11,000.

The property is one of the largest left buildings in that section of the city and was taken over last October by the Government to house the attendants in the Debach Hospital No. 3 in the old Greenhut building adjoining. It was recently returned to the owner and the fact that it is now available again influenced Mr. Brown in making the deal. Already he reports, he has received several attractive offers for the property.

The building has a frontage of seventy-five feet on Eighteenth street and runs back 200 feet to Nineteenth street where it has a frontage of Ninety-eight feet. It was acquired by the seller in April, 1912, from the St. John's Park Realty Company. James H. Cruckshank, president, which had previously acquired it from the Hoffman estate in trade for a large property in the Greenwich Village section.

The sale was negotiated by William C. Walker, the sales, brokers.

600 WEST END AVE.

Elgar & Feinberg resold for a client of Nathan H. Stern, the twelve-story apartment house at the southeast corner of West End avenue and Eighty-ninth street to the Hensman Realty Corporation. It is built on a plot fronting 160 feet on Eighty-ninth street, erected less than three years ago. It was recently purchased by Mr. Stern's client from McMorrow Bros., the builders. The structure contains twenty-four apartments of ten rooms each, with foyer, four baths and all modern conveniences and improvements.

The property returns a yearly rental of \$12,000 and is assessed at \$40,000 and amenable for \$500,000. It is subject to a first mortgage of \$500,000, held by the Metropolitan Life Insurance Company.

BUYS \$600,000 APARTMENT.

The Union Chemical Glassware Company has purchased from Dr. Jacob Roth 38 to 43 East Twenty-seventh Street, opposite Madison Square Garden, an eight and a half story eleven room house, on a plot 55x120, adjoining T. Eggle du St. Esprit on the west. It is a fireproof structure containing forty-eight apartments of two and three rooms, which yield a total of \$80,000 annually in rents. The holding price is \$400,000. Julius Scott was the broker.

The Union Chemical Glassware Company also has resold through J. Blum 64 West 167th street, a seven-story elevator apartment house, 49x100, which it acquired last month.

HEIGHTS APARTMENT SOLD.

Wessau Brothers sold through J. W. H. Hause, west side of Nelson Avenue, between 106th and 107th streets, a six-story apartment house, 49x100, which it acquired last month.

BUSINESS PROPERTY FOR RENT.

**Office Building
IN EXCELLENT LOCATION**

Five floors, basement and Sub-basement, 6500 to 7000 feet on each floor, adjacent to City Hall Park and Brooklyn Bridge.

**150 Nassau St., corner Spruce St.
All or any floor.**

Suitable for offices of large corporations.

**The Frank A. Munsey Co.
280 Broadway, New York**

QUEENS REAL ESTATE FOR SALE.

**FOREST HILLS, L. I.
14 Minutes from Penn Station,
an ideal suburban development.**

**Houses For Sale
Lots For Sale
Houses Built to Order**

**CORDE MAYER DEVEN CO.,
Co. White, Inc., Forest Hills,
New York City, Queens, N. Y.
Phone 1960 John. Phone 6286 Forest Hills.**

**The History of Washington Heights is
being repeated at JACKSON HEIGHTS**

**Queens Corp., Bridge Plaza, L. I. City.
L. I. real estate sites with or without rail-road siding, for building and financing BOOTH-HAUGAARD & JOHNSON,
Inc., Union Hall, N. J. Jamaica.**

BROOKLYN REAL ESTATE FOR RENT.

NEW BUNGALOWS FOR RENT

Foot of Emerson Ave., Sheephead Bay, houses furnished, plastered. Hot and cold water, gas, electric light, heat, telephone, shower bath. Private back yard and porch. \$120 for August and September (for rent), inquire on premises or owners.

WALDORF BUNGALOW CO., Inc.

339 Fulton St., Brooklyn, N. Y.
Phone 2320

EUROPEAN REAL ESTATE.

TO BE SOLD.—The largest, widest and most artistic Chalet of Switzerland, all wood, with two front artfully designed porches, 26 rooms, value inestimable, can be sold for \$10,000. H. BERTHOD, Esq., Hotel Royal, LAUSANNE.

REAL ESTATE.

DIGNIFIED COUNTRY HOUSE

Ladd & Nichols

Sale or Rent
Tel. 1715, Greenwich, Conn.

**I.G. WOLF, 157th B'way, N. Y. The
longest and best along North Shore,
L. I., for sale or rent.**

HOUSES TO LET.

**FOR RENT—THE MARBLE MANSION,
21st Street and Park Terrace. Within
the best of the Subway stations. Contains
large swimming pool, solarium, sunroom,
and comfortable living room. Most
handsome and most beautiful spot on
Manhattan Island, eminently suitable
for summer residence. Rent \$2,000 per
month. THE MARBLE ARCH CO., 21st
Street and Broadway.**

COMMERCIAL LEASES.

**93D ST. 151-152 W.—New Rochelle Coal &
Lumber Co. agt Nippon Club, Inc. Tel.
June 11, 1919.**

**131ST ST. 87, 156-158 W.—John Albert agt Mrs. J.
Whitney et al; June 16, 1919...\$300.00**

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Cohen, and offices in 68 West Thirty-ninth street, to S. Lieberman.

Dean & Co. leased the top lot at 7-9 Walton street.

Arthur C. Shuster, Inc., leased a store at 125 East Fifty-seventh street to Adelaide, the milliner.

Cross & Brown Company leased the entire first floor, basement and sub-basement, 77 Warren street, to Charles F. Parr, the entire seventh floor in the Hoyt Building, building at the northeast corner of Fifth avenue and Forty-first street to the Union Carbide and Carbon Corporation.

Clarence Whitman & Son, Inc., for the past forty years on Leonard street, leased through Brown, Wheelock Company, Inc., an entire floor in the Hess Building, at the southwest corner of Fourth avenue and Twenty-sixth street, which they will occupy as offices and showrooms on February 1, 1920. M. & L. Hess represented the owners in the lease.

RESIDENTIAL LEASES.

Peace & Elliman leased to Henry R. Stoddard the four story and basement 16 foot dwelling at 42 East Sixty-first street, between Madison and Park avenues, and to Mrs. L. A. Cobb the four story and basement 18 foot dwelling at 15 East Sixty-first street, adjoining the northeast corner of Park avenue.

Douglas L. Elliman leased apartments at 159 East Eighty-second street to Mrs. Walter Kerman; at 145 East Thirty-fifth street to Mrs. Eleanor Lederer, Jr., at 26 and 28 East Sixty-fourth street. The properties, sold through Peace & Elliman, are to be converted into one room for the buyer. About the new home for the nurses of the American Hospital.

A purchase for similar purpose was made by an unidentified woman, who bought the five story American basement dwelling at 15 East Seventy-sixth street from Mrs. Franklin V. Lord and from Harry A. Content, the broker, the adjoining house at No. 17. The two structures each cover a plot 39x102. Peace & Elliman were the brokers.

"PADDY" DIVER HOUSES SOLD.

Mrs. Catherine Diver, widow of "Paddy" Diver, died in the Fourth ward on Tuesday before her death, by Sheriff Tom Foley, sold some of her holdings near Brooklyn bridge yesterday. Through the Cruckshank Company and Nicholas P. Walsh she sold to an undisclosed buyer the three four story stores and dwellings at 397, 397½ and 400½ West Street at the southeast corner of Park and West street, covering a plot 46x62½. They have been in possession of the Diver family since 1924.

LYDING HOYT BUYS AN ESTATE.

Wheatley Hills Real Estate Corporation has sold to Capt. Lydig Hoyt, a member of the law firm of Appleton, Perrin & Hoyt, for Henry Rogers Winthrop, a country property at Woodbury, L. I., situated on the northeast corner of the Jerome Turnpike and Cold Spring Avenue, consisting of old Colonial farm house, known as the Horland Homestead. It is known that this house was standing in 1785 and is one of the few available attractive Long Island houses which has not been remodeled. The buyer will move the house back from the roadway and has planned to model it for his occupancy. Delano & Aldrich are the architects.

OTHER SALES IN MANHATTAN.

LEXINGTON AVENUE—James H. Cruckshank sold to Ida Rubin 1565 Lexington avenue, a five story double flat, on plot 55x16, south side of Lexington and 100th street, a two story house, and a penthouse, all in the same building, at 156-158 Lexington and 100th street, to Charles F. Sheridan, Inc., lessor of Madison avenue and Eighty-first street to Allen MacDougal.

BROOKLYN TRANSACTIONS.

H. Goldschmidt sold for Mrs. Sophie Woodward her house and garage on Atlantic avenue, Cedarhurst, L. I., to Mr. Fannie Harris.

Clinton Trading Corporation sold to Alfred Scott, a small frame dwelling at 62 Union Hill street, between Fourth and Fifth streets, to the buyer.

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THE SUN, FRIDAY, AUGUST 1, 1919.

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